



COLLIN COUNTY

Engineering Department
4690 Community Ave.
Suite 200
McKinney, Texas 75071
972-548-3733
www.collincountytx.gov

October 27, 2014

To: Commissioners Court
From: Tracy Homfeld, PE; Assistant Director of Engineering
Subject: Lots 1, 2, 3 and Tract C-A-1; The Hills of Lone Star Phase 3 Hollyns Cove Pond– Final Plat

C. Kent Adams, dba Lone Star Partners, owner and developer of Lots 1, 2, 3 and Tract C-A-1; The Hills of Lone Star Phase 3 Hollyns Cove Pond, requests Commissioners' Court consider approval of the attached Final Plat.

LOCATION AND SIZE

Located on CR 179 and Lone Star Road; see location map attached. This phase of the original subdivision consists of three (3) lots and a one (1) Common Area tract which sizes range from 2.04 acres to 5.792 acres. The lots do not front on the county road; therefore road construction is required.

ROADS, UTILITIES AND DRAINAGE

The owner has submitted road plans for the proposed extension of Hollyns Cove, and final plat for review. The plans show adequate road cross-sections and drainage patterns within the subdivision. Adequate right-of-way is dedicated. On site sewage facilities systems are suitable for this subdivision. Water will be supplied to the subdivision by Gunter Special Utility District. The 100-year flood plain does not encroach upon the subdivision.

ACTION

We recommend Commissioners Court approve Lots 1, 2, 3 and Tract C-A-1; The Hills of Lone Star Phase 3 Hollyns Cove Pond– Final Plat and authorize the owners to file the final plat upon satisfactory completion of the improvements or posting of sufficient funds to assure completion of the improvements.